Planning Commission Date: March 22, 2006 Item No. 4A1

MILPITAS PLANNING COMMISSION AGENDA REPORT

Category: Public Hearings Report Prepared by: Cindy Hom

Public Hearing: Yes: __X___ No: _____

Notices Mailed On: 3/10/06 Published On: 3/9/06 Posted On: 3/10/06

TITLE:	**USE PERMIT NO. UP2005-27 AND "S" ZONE APPROVAL AMENDMENT NO. SA2006-10 (Continued from the March 8, 2006)**
Proposal:	A request to locate (6) panel antennas and (4) associated equipment cabinets in the Great Mall tower sign and install a roof top penthouse for the operation of the omnipoint T-Mobile network.
Location:	447 Great Mall Drive (APN: 086-24-055)
RECOMMENDATION:	***Approve with conditions.***
Applicant:	Parsons for T-Mobile, 185 Berry Street, Suite 5300, San Francisco, CA 94107, attn: Toriana Henderson
Property Owner:	The Mills Corporation, 447 Great Mall Drive, Milpitas, CA 95035
Previous Action(s):	EIA, use permits, and S-Zone Approvals
General Plan Designation:	General Commercial
Present Zoning:	C2-S, General Commercial with an "S" overlay
Existing Land Use:	Regional Shopping Center
Agenda Sent To:	Applicant & Owner, as noted above
Attachments:	
PJ#	2445

BACKGROUND

This item was continued from the March 8, 2006 Planning Commission Meeting.

From 1955 to 1983, the Ford Motor Company operated an auto assembly plant on the site. In 1993, the City approved a General Plan Amendment to re-designate the site from Manufacturing to General Commercial land use. In that same year the Planning Commission approved the conversion of the auto assembly plant into a value-oriented regional shopping mall, which opened in 1994.

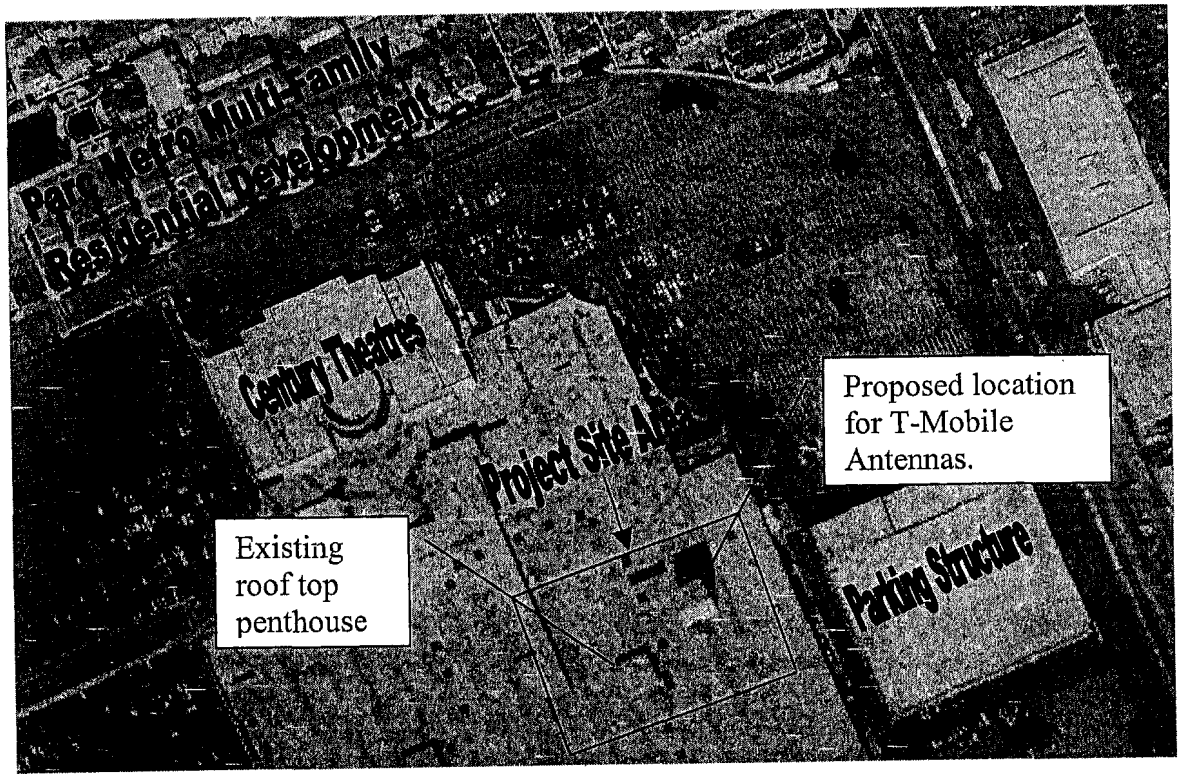
Subsequent approvals include "S" Zone Amendment for building modifications and a new sign program, as well as Use Permits for a cinema, arcade, bar, restaurants, parking reduction, billiards and a tower bar and restaurant (the latter never built).

In 2004, the Planning Commission approved a use permit to locate twelve (12) Nextel antennas in the elevator tower and install associate equipment cabinets in the existing roof top penthouse. More recently, the Planning Commission approved a Sign Program amendment to incorporate a new sign theme which included modifications to the signs on the elevator tower in June 2005.

Site Description

The Great Mall is located on approximately 103 acres, is located east of Main Street, south of Curtis Avenue, west of the Union Pacific railroad tracks, and north of Great Mall Parkway. At the northeast section of the mall is a multi-deck parking structure. The mall has building entrances on all four sides. Freestanding buildings in the mall envelope include the Century Theaters and the Outback Restaurant.

Neighboring land uses include high-density residential and industrial uses to the north and west, and industrial uses and office parks to the south and east. Additionally, there are various land uses on the outparcels of the mall, including a hotel, a school (Heald College), and office (Research and Development) uses to the south; retail, a gas station, a VTA park and ride facility to the west, and residential uses to the north. Below is an aerial photo that identifies the project site area.



THE APPLICATION/PROJECT DESCRIPTION

Pursuant to Title XI, Chapter 10, Section 57.02-15.1 (Conditional Uses, Additional Uses Permitted – Wireless Communication Facility) and Section 10-42 ("S" Zone Combining District), the applicant is requesting a use permit to locate six (6) panel antennas inside of the existing 100-foot tall elevator tower and will have metal exterior paneling replaced with transparent panels that will be painted to match the existing colors on the tower. In addition, four (4) associated equipment cabinets will be contained in a 192 square foot area that will be housed inside an existing roof top penthouse adjacent to existing Nextel's equipment.

Site Layout: The facility will be located in the elevator tower that is located in the northeastern portion of the mall building. The associated equipment will be located to the southwest of the tower. The antennas and equipment will be located on top of the roof, thus, limiting access to the facility.

ISSUES

Use Permit Findings

Any approval of a Use Permit or Use Permit Amendment, requires that the Planning Commission make the following findings:

1. The proposed use is consistent with the Milpitas Zoning Ordinance.
2. The proposed use is consistent with the Milpitas General Plan.
3. The proposed use, at the proposed location will not be detrimental or injurious to property or improvements in the vicinity nor to the public health, safety, and general welfare.

The following report explains how the proposed project, as conditioned, is able to satisfy these findings.

Conformance with the Zoning Ordinance

The project as proposed conforms to the Zoning Ordinance. The Zoning Ordinance, Section 57 (57.01 (b), 57.02-15, and 57.03-5) allows for the proposed use to be approved in this district if it is deemed essential or desirable to the public, suitable to the site, and not detrimental or injurious to properties in the vicinity. The proposed site of the antennas and equipment will be concealed inside of an existing elevator tower and will not be visible from any views. Considering the existing elevator tower structure already exist and the proposed telecommunication facility will not cause any alteration or modifications in terms of the footprint, location, or design, the project will not degrade the site and will continue to be suitable to the site. Additionally the associated electronic equipment/cabinets will be housed in an existing roof top penthouse and therefore, would not be visible from any views. The proposed telecommunication facility will provide enhanced coverage for T-Mobile cell phone users, increase the capacity of the system within the current service area, and improve overall quality.

"S" Zone Approval/Visual Impacts

To approve the "S" Zone application, the Planning Commission must find that the layout of the site and design of the proposed structures are compatible and aesthetically harmonious with surrounding development. As proposed, the applicant is proposing an appropriate stealth design that will not detract from the architecture or be inharmonious with the surrounding setting. The proposed project will not conflict with the existing exterior façade. The panel antennas will be located inside the elevator tower. Although the tower will incorporate new signs and a new perforated metal backer, both the signs and metal backer will not be affected by the proposed panel antennas or the RF paneling. To ensure that project is aesthetically compatible, the applicant is proposing to paint the RF panels to match the tower structure.

Conformance with the General Plan

The project is consistent with the General Plan, which balances Milpitas' regional and local roles by providing for a highly amendable community environment and a thriving regional industrial center. As proposed, project would in keeping with Guiding Principle 2.a-G-1 because it would improve and expand telecommunication services for this mixed residential and commercial area and maintain good aesthetics and compatibility with the surrounding development.

It is also consistent with Implementing Policy 2.a-I-3. The project is encouraging economic pursuits that will strengthen and promote development through stability and balance. The project will enable T-

Mobile to improve wireless coverage and service capacity that mutually benefits residents and businesses within the City.

Neighborhood Compatibility

The existing neighborhood is commercial with industrial uses to the east. The nearest residential uses are approximately 800 feet away to the north.

A telecommunication facility within a commercial and industrial area is appropriate to the area. With the stealth design, it is appropriate for the shopping center and will not modify the exterior appearance of the building/tower.

Radio Frequency Emissions:

Federal law preserves the City's authority to regulate the placement, construction, and modification of personal wireless service facilities (47 U.S.C. 332((c)(7)(A).) However, federal law does impose a limitation on this authority in the area of radio frequency (RF) emissions. The City is prohibited by federal law from regulating the placement, construction, and modification of personal wireless service facilities on the basis of the environmental effects of RF emissions to the extent the facilities comply with the Federal Communications Commission's (FCC) regulations concerning such emissions. (47 U.S.C. 332(c)(7)(B)(iv).

The FCC has established guidelines that place limits on human exposure to RF fields generated by personal wireless service facilities. These guidelines have been endorsed by the U.S. Environmental Protection Agency and the Food and Drug Administration. The FCC requires all personal wireless facilities to comply with these guidelines.

To verify if the proposed project complies with the FCC's guidelines, a power density report was included with the application. This report is reviewed by the City's Telecommunications Advisory Commission to ensure compliance with the FCC's guidelines. In the event that the proposed project is not in compliance with the FCC guidelines, the City has the ability to require appropriate modifications to the facility to ensure compliance with FCC guidelines.

Staff received a public comment regarding risk of radiation exposure. The power density that was submitted with this application determined that the calculated electromagnetic field strength level in publicly accessible areas is less than the FCC standard for exposure of unlimited duration. Additionally, the installed height of the panel antennas would not cause a significant impact because the radiation level diminishes as it approaches the ground level.

Telecommunications Commission Review

The City of Milpitas Telecommunication Commission reviewed this project on January 23, 2006. Comments and concerns raised by the Telecommunication Commission were in regards to providing placard identification of the facility for Fire Department personnel. The Telecommunication Commission recommends approval of the proposal to the Planning Commission.

RECOMMENDATION

Close the Public Hearing. Approve Use Permit No. UP2005-27 and S-Zone Amendment (SA2006-10) based on the Findings and Special Conditions of Approval listed below:

FINDINGS

1. As conditioned, the proposed antenna at this location will not be detrimental or injurious to the surrounding development nor to the public health and safety, as reviewed by the Telecommunications Commission Committee in regards to equipment and safety issues.

2. As conditioned, the proposed use meets the intent of the General Plan and Zoning Ordinance by providing for alternate telecommunications services for the conduct of commercial and personal business without creating aesthetic disharmony at the site or impacts on surrounding development.
3. As conditioned, the project will not result in any significant visual or aesthetic impacts because the proposed antenna and equipment are suitably concealed within an existing elevator tower and the associated electronic cabinets are housed in an existing roof top penthouse and not visible from surrounding views.
4. The project is categorically exempt from further environmental review pursuant to Class 3, Section 15303 – "New construction or conversion of small structures … installation of small new equipment and facilities in small structures" because the structures are located in an existing equipment facility covering an area less than 1,000 square feet.

SPECIAL CONDITIONS OF APPROVAL

1. This Use Permit No. UP2005-27 and S-Zone Amendment (SA2006-10) is for a telecommunications antenna facility consisting of (6) panel antennas inside an existing 100-foot tall elevator tower and (4) associated electronic equipment inside an existing building/enclosure as shown on approved plans dated March 8, 2006, except as may be otherwise modified by these conditions of approval. Any future addition of antennas, associated equipment or modification to approved plans, shall require further review and approval by the Milpitas Telecommunications Commission and Planning Commission. (P)
2. Any change in any dimension or location of the proposed antenna, cabinets, and enclosure from that shown on the plans approved September 22, 2004, shall require an amendment to this Use Permit, which will require a noticed public hearing. (P)
3. This use shall be conducted in compliance with all appropriate local, state and federal laws and regulations and in conformance with the approved plans. (P)
4. If at the time of application for building permit, there is a project job account balance due to the City for recovery of review fees, review of permits will not be initiated until the balance is paid in full. (P)
5. If at the time of application for a certificate of occupancy, there is a project job account balance due to the City for recovery of review fees, occupancy shall not be granted until the balance is paid in full. (P)
6. A placard identifying a telecommunication facility shall be located, and shown on building permit plans, at the fire control point. (TC)
7. Prior to issuance of certificate of occupancy, the applicant will provide a license for the facility from the Federal Communication Commission to the Planning Division. (FCC). (P,TC)
8. Approved access shall be provided to the equipment enclosure. Provide KNOX lock (quantity and location to be determined by the Fire Dept.) for Fire Department access. CFC (California Fire Code) Section 902.4. (F)
9. Equipment enclosure/room shall be posted with signage identifying the company name and the site identification number. Signage shall be posed outside and inside the enclosure/room. (F)
10. The location shall be labeled for the hazard with a sign approved for location and content by the Fire Department. Signage shall conform to the NFPA 704 standards. Signage shall be posted outside and inside of the enclosure/room. (F)

11. NO SMOKING signs shall be posed outside and inside the equipment enclosure/room. CFC Section 1109.4. (F)
12. Each antennae shall be identified to denote its function, i.e., transmitter or receiver antennae when located on roof structures or other places subject to close proximity to humans. (F)
13. Shutdown of transmitter antennas shall be provided. Written shutdown procedures (including remote shutdown) shall be provided to the Milpitas Fire Department Inspector at the time of inspection. Fire Department inspection shall include system shutdown. (F)
14. For remote shutdown process, the phone number, the specific SITE I.D. number shall be posted outside of the equipment enclosure, on the face of the wireless equipment cabinet, at the electrical equipment (if different location than the wireless equipment), roof hatch, fire control, and other access points to the transmitter antennae. (F)
15. If manual shutdown mechanism is located on site, the shutdown mechanism shall be identified.
16. Prior to final permit signoff, the installer shall call for an inspection by the Fire Department to verify labeling, signage and transmission shutdown. (F)

(P) = Planning Division

(F) = Fire Department

(TC) = Telecommunication Commission

List of Investigated Sites for the Great Mall
APN: 086-24-055

1. Lightwaves 2000
   1323 Great Mall Drive
   Milpitas, CA 95035
   (408) 503-9000 Carol Wu
   Landlord not interested

2. Marriot Hotel
   1480 Falcon Drive
   Milpitas, CA 95035
   Jessica Sacci
   (408) 719-1966
   Insufficient height and roofline not conducive to mounting antennas in a stealth design.

3. Home Depot
   1177 Great Mall Drive
   Milpitas, CA 95035
   (408) 942-7301
   Insufficient height

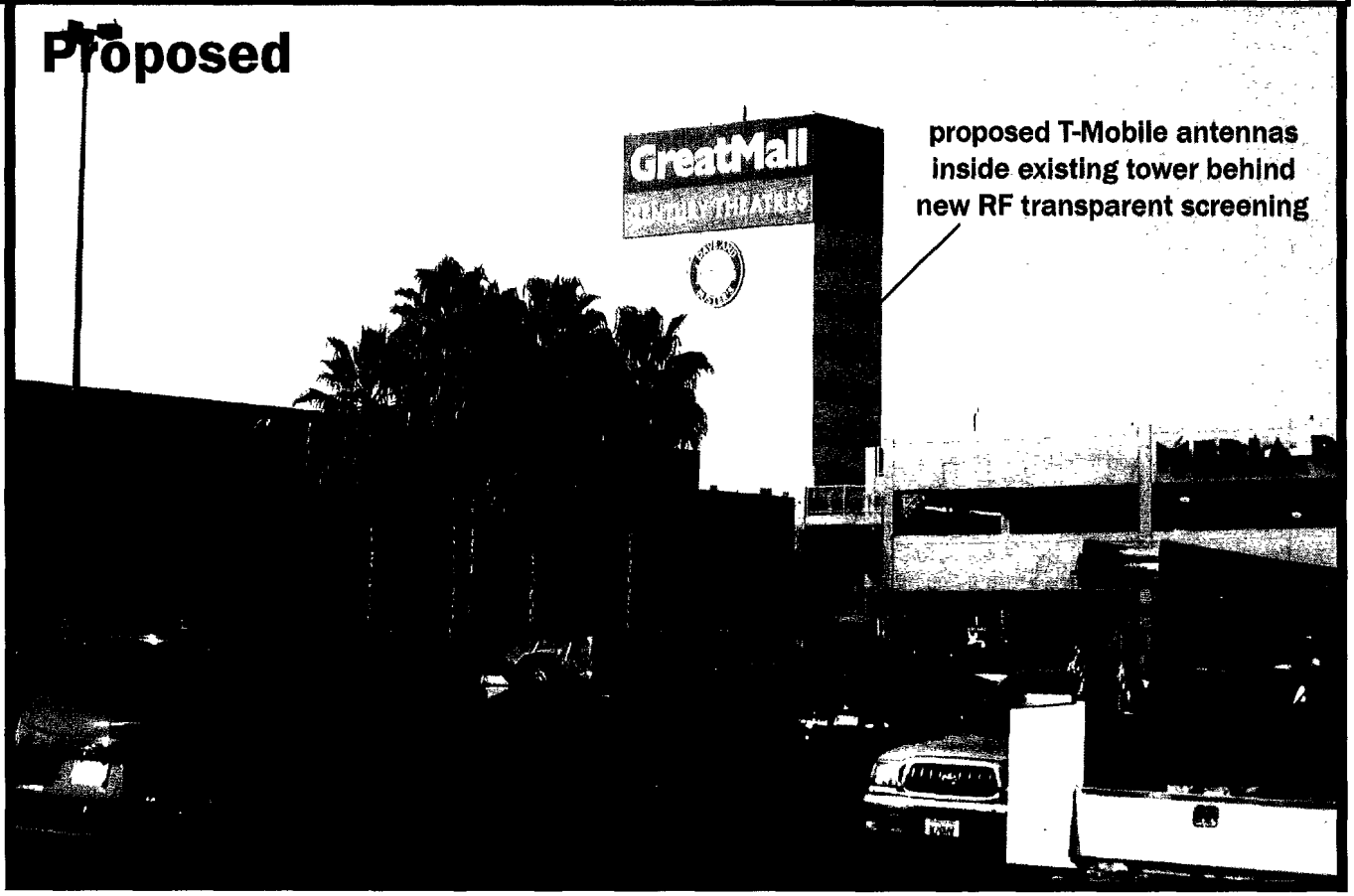
4. Crown Castle Monopole
   1010 Ames Avenue
   Milpitas, CA 95035
   (925) 737-1007 – Anthony Gabrielli
   Landlord not interested and company considering dismantling monopole.

5. Heald College
   341 Great Mall Parkway
   Milpitas, CA 95035
   (408) 934-9400

Existing

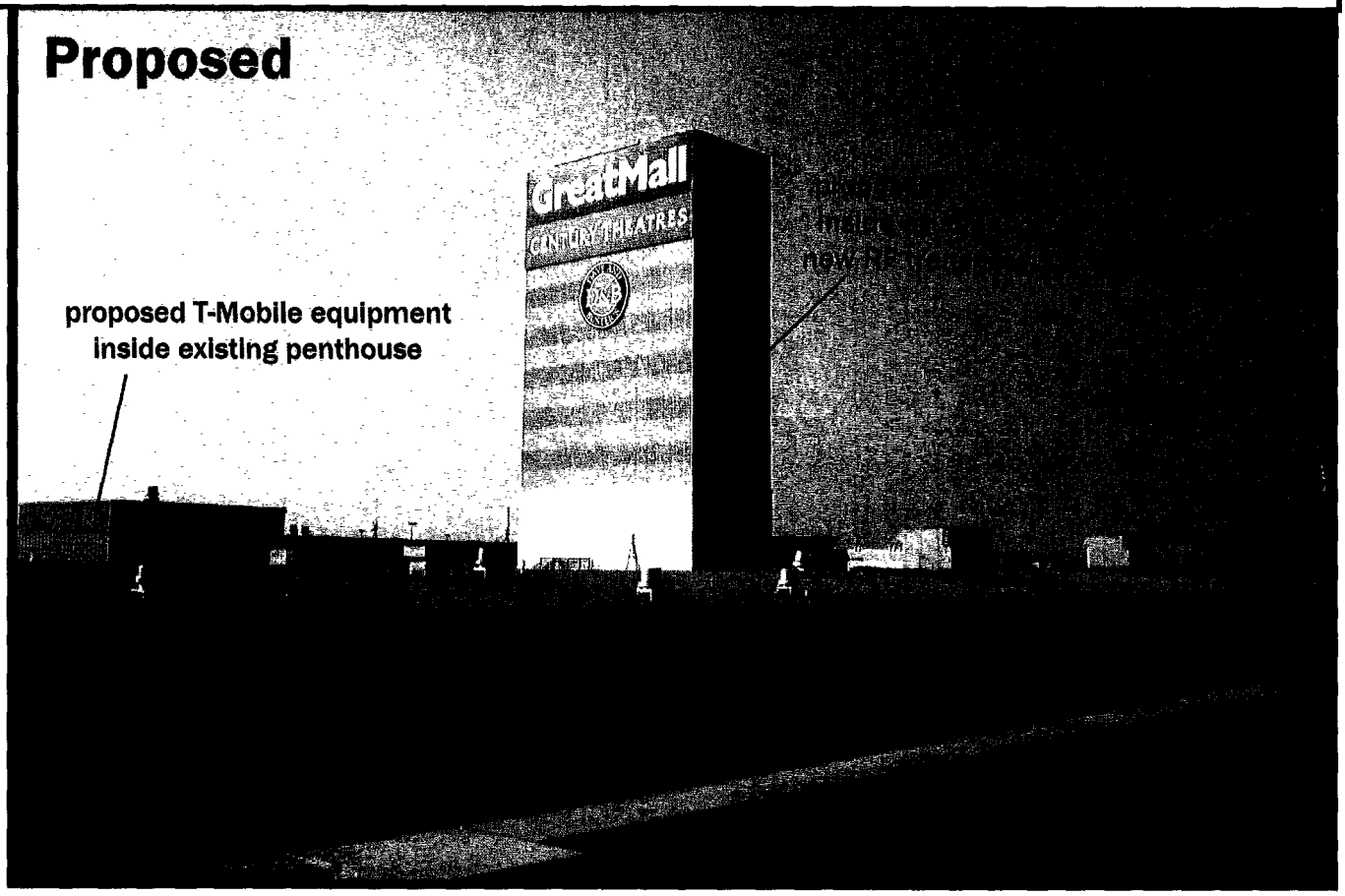
T-Mobile **SF15051** **Great Mall** 447 Great Mall Drive Milpitas, CA 95035

Proposed

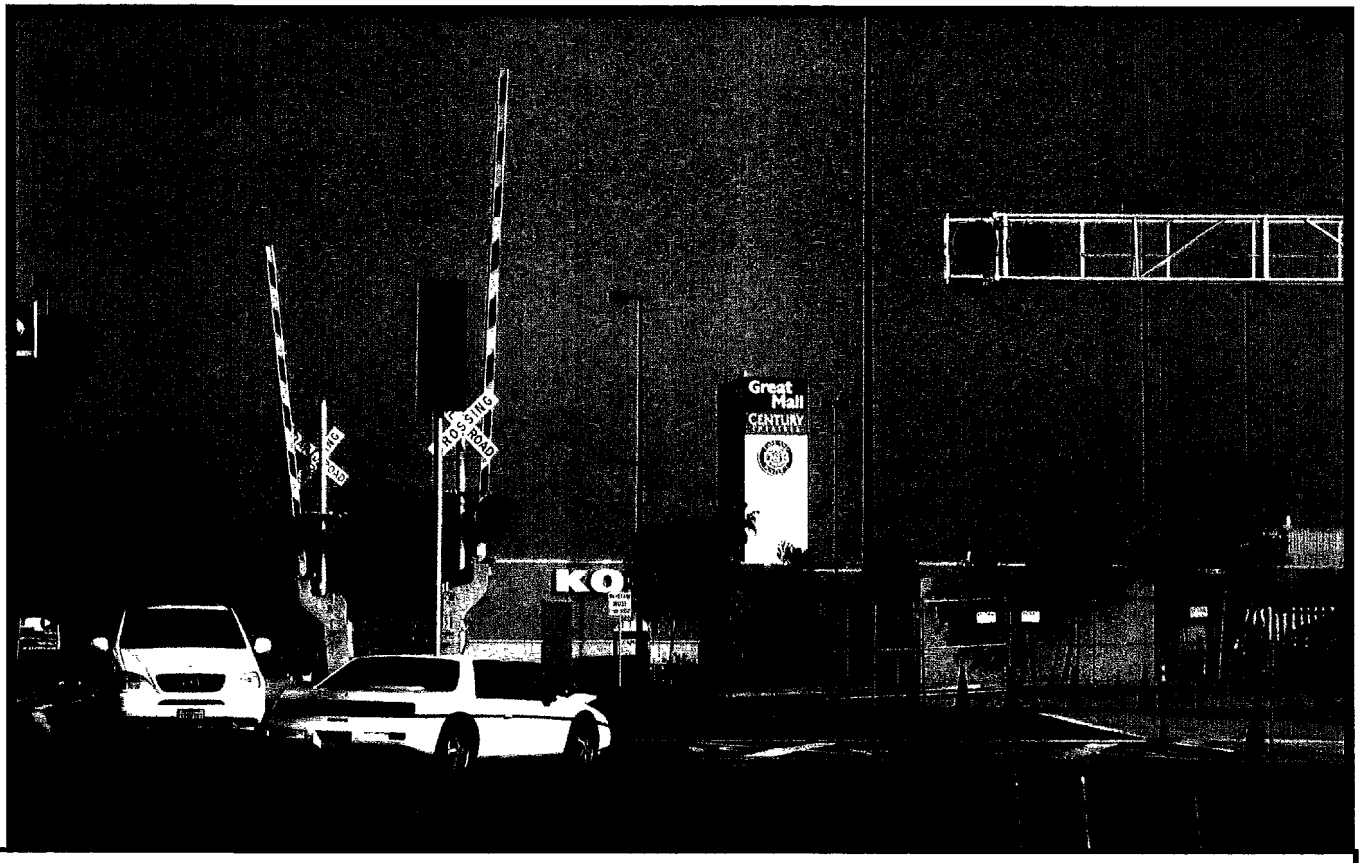


Photosimulation of the proposed telecommunication facility as seen looking northwest from the parking lot

T-Mobile **SF15051** **Great Mall** 447 Great Mall Drive Milpitas, CA 95035



Photosimulation of the proposed telecommunication facility as seen from the top of the rear parking structure



T-Mobile **SF15051** **Great Mall** 447 Great Mall Drive Milpitas, CA 95035

Photosimulation of the proposed telecommunication facility as seen looking east from Main Street

Diamond Services
3860 Industrial Way
Benicia, Ca 94510
Ph: (707) 751-5900
Fax: (707) 751-5901

RADIO FREQUENCY ANALYSIS
PROPOSED T-MOBILE SITE NO. SF-15051A
"GREAT MALL"
447 GREAT MALL DRIVE,
MILPITAS, CALIFORNIA

By: Diamond Services
Date 12/20/2005

Report Summary

Based upon information provided by T-Mobile and the design engineer, and using the calculated method for determining RF field strength, it is the engineer's opinion that the telecommunication facility which will be located at 447 Great Mall Drive, Milpitas, California will comply with the FCC's current prevailing standard for limiting human exposure to RF energy. The FCC standard (OET 65) is based upon input from ANSI, IEEE, as well as other agencies.

Due to the mounting method utilized, the general public would not normally be able to approach the antennas. Therefore, no significant impact on the general population is expected. The calculated electromagnetic field strength level in publicly accessible areas is less than the existing standard allows for exposure of unlimited duration. Additionally, due to the mounting method used, no significant impact on the environment is expected.

General Recommendations

For personnel who maintain or work near the antennas, a training program in exposure to RF fields is recommended, since any access closer than thirteen feet to the face of a T-Mobile antenna at this site could expose personnel to RF field levels greater than the occupational limits, and such access should be prohibited. At this site, public access to the face of an antenna is not expected. Maintenance personnel should be instructed to contact T-Mobile prior to working in front of an antenna.

RF warning signs should be placed at the entrance to the sign structure and near the antennas.

Background

Diamond Services[1] has been retained by T-Mobile to conduct a Radio Frequency (RF) electromagnetic analysis for a proposed telecommunication facility to be located at 447 Great Mall Drive, Milpitas, California. This analysis consists of a review of the proposed site conditions, calculation of the estimated RF field strength of the telecommunication facility, and the provision of a comparison of the estimated field strength with the Federal Communication Commission (FCC) recommended guidelines for human exposure to RF electromagnetic fields.

Site Description

Based upon the drawings provided by the design engineer, six antennas will be mounted in an existing sign structure. The antennas will be mounted approximately 69'- 9" (to bottom of antennas) above ground level and approximately 42'- 9" (to bottom of antennas) above roof level. These antennas will provide three sectors of approximately 120° each for a total coverage of approximately 360°.

1 PGI Group d.b.a. Diamond Services

The antenna will be oriented such that the main lobes are oriented toward the horizon. Normal public access to the front of the antenna is not expected due to the mounting location and method utilized. Occupational access to the front of the antennas is not normally expected.

RF Field Strength Calculation Methodology

A generally accepted method is used to calculate the expected RF field strength. The method uses the FCC's recommended equation[2] which predicts field strength on a worst case basis by doubling the predicted field strength. The following equation is used to predict maximum RF field strength:

Equation 1 $$S = \frac{(2)^2 PG}{4\pi R^2} = \frac{PG}{\pi R^2} = \frac{EIRP}{\pi R^2}$$

Where:
S = power density
P = power input to the antenna
G = power gain of the antenna in the direction of interest relative to an isotropic radiator
R = distance to the center of radiation of the antenna

The ground level effect of the T-Mobile emissions was calculated using a maximum downtilt of 5°, and a maximum ERP of 1531 watts per sector. Results were calculated for a height of 6'-6" above ground level. Using these factors, the maximum calculated T-Mobile fields at ground level are 0.22% of the existing standard for general population uncontrolled exposure.

The roof level effect of the T-Mobile emissions was calculated using a maximum downtilt of 5°, and a maximum ERP of 1531 watts per sector. Results were calculated for a height of 6'-6" above roof level. Using these factors, the maximum calculated T-Mobile fields at roof level are 0.68% of the existing standard for general population uncontrolled exposure.

Calculations were performed for the main antenna lobe, the -3dB point, and the first and second lower lobes.

See Table 1 for the FCC's guidelines on Maximum Permissible Exposure (MPE). Note that the RF range referenced for this analysis is the range of 1500 – 100,000 Mhz shown in Table 1, which is included in Appendix A.

2 Reference Federal Communication Commission Office of Engineering Technology Bulletin 65

City of Milpitas Requested Information

Q. What will be the effective radiated power (ERP) when all channels at the proposed site are radiating?

R. The effective radiated power (ERP) will be a maximum of 1531 watts per sector.

Q. Will the site be in compliance with current ANSI radiation health standards?

R. Calculations show that the site will be in compliance with current FCC standards. The current FCC standards incorporate ANSI and other organizations' standards.

Q. What horizontal radiation pattern is planned for the project (i.e. Omnidirectional, Sectored or Directional?

R. The horizontal radiation pattern will be three sectors of approximately 120 ° each.

Exposure Environments

The FCC guidelines incorporate two separate tiers of exposure limits that are dependent on the situation in which the exposure takes place and/or the status of the individuals who are subject to exposure. The decision as to which tier applies in a given situation should be based on the application of the following definitions.

Occupational/controlled exposure limits apply to situations in which persons are exposed as a consequence of their employment and in which those persons who are exposed have been made fully aware of the potential for exposure and can exercise control over their exposure. Occupational/controlled exposure limits also apply where exposure is of a transient nature as a result of incidental passage through a location where exposure levels may be above general population/uncontrolled limits (see below), as long as the exposed person has been made fully aware of the potential for exposure and can exercise control over his or her exposure by leaving the area or by some other appropriate means.

General population/uncontrolled exposure limits apply to situations in which the general public may be exposed or in which persons who are exposed as a consequence of their employment may not be made fully aware of the potential for exposure or cannot exercise control over their exposure. Therefore, members of the general public always fall under this category when exposure is not employment-related.

For purposes of applying these definitions, awareness of the potential for RF exposure in a workplace or similar environment can be provided through specific training as part of a RF safety program. Warning signs and labels can also be used to establish such awareness as long as they provide information, in a prominent manner, on risk of potential exposure and instructions on methods to minimize such exposure risk. For example, a sign warning of RF exposure risk and indicating that individuals should not remain in the area for more than a certain period of time could be acceptable.

Another important point to remember concerning the FCC's exposure guidelines is that they constitute ***exposure*** limits (not ***emission*** limits), and they are relevant only to locations that are ***accessible*** to workers or members of the public. Such access can be restricted or controlled by appropriate means such as the use of fences, warning signs, etc., as noted above. For the case of occupational/controlled exposure, procedures can be instituted for working in the vicinity of RF sources that will prevent exposures in excess of the guidelines. An example of such procedures would be restricting the time an individual could be near an RF source or requiring that work on or near such sources be performed while the transmitter is turned off or while power is appropriately reduced.

Qualifications of Reporting Engineer

Mr. Runte has been involved in the measurement of RF emissions since 1979. He has designed numerous RF systems including both site design and RF system design. He is a registered Professional Engineer in the state of California, and all contents of this report are true and correct to the best of his knowledge.

Signed: _____ Date: 12/20/2005

Matthew J. Runte, P.E.

Professional Engineer Stamp

APPENDIX A

Term Definitions

Exposure Exposure occurs whenever and wherever a person is subjected to electric, magnetic or electromagnetic fields other than those originating from physiological processes in the body and other natural phenomena.

Exposure, partial-body. Partial-body exposure results when RF fields are substantially nonuniform over the body. Fields that are nonuniform over volumes comparable to the human body may occur due to highly directional sources, standing-waves, re-radiating sources or in the near field.

General population/uncontrolled exposure. For FCC purposes, applies to human exposure to RF fields when the general public is exposed or in which persons who are exposed as a consequence of their employment may not be made fully aware of the potential for exposure or cannot exercise control over their exposure. Therefore, members of the general public always fall under this category when exposure is not employment-related.

Maximum permissible exposure (MPE). The rms and peak electric and magnetic field strength, their squares, or the plane-wave equivalent power densities associated with these fields to which a person may be exposed without harmful effect and with an acceptable safety factor.

Occupational/controlled exposure. For FCC purposes, applies to human exposure to RF fields when persons are exposed as a consequence of their employment and in which those persons who are exposed have been made fully aware of the potential for exposure and can exercise control over their exposure. Occupational/controlled exposure limits also apply where exposure is of a transient nature as a result of incidental passage through a location where exposure levels may be above general population/uncontrolled limits (see definition above), as long as the exposed person has been made fully aware of the potential for exposure and can exercise control over his or her exposure by leaving the area or by some other appropriate means.

Table 1. LIMITS FOR MAXIMUM PERMISSIBLE EXPOSURE (MPE)

(A) Limits for Occupational/Controlled Exposure

Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm^2)	Averaging Time $\|E\|^2$, $\|H\|^2$ or S (minutes)
0.3-3.0	614	1.63	(100)*	6
3.0-30	1842/f	4.89/f	$(900/f^2)$*	6
30-300	61.4	0.163	1.0	6
300-1500	--	--	f/300	6
1500-100,000	--	--	5	6

(B) Limits for General Population/Uncontrolled Exposure

Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm^2)	Averaging Time $\|E\|^2$, $\|H\|^2$ or S (minutes)
0.3-1.34	614	1.63	(100)*	30
1.34-30	824/f	2.19/f	$(180/f^2)$*	30
30-300	27.5	0.073	0.2	30
300-1500	--	--	f/1500	30
1500-100,000	--	--	1.0	30

f = frequency in MHz *Plane-wave equivalent power density

NOTE 1: ***Occupational/controlled*** limits apply in situations in which persons are exposed as a consequence of their employment provided those persons are fully aware of the potential for exposure and can exercise control over their exposure. Limits for occupational/controlled exposure also apply in situations when an individual is transient through a location where occupational/controlled limits apply provided he or she is made aware of the potential for exposure.

NOTE 2: ***General population/uncontrolled*** exposures apply in situations in which the general public may be exposed, or in which persons that are exposed as a consequence of their employment may not be fully aware of the potential for exposure or can not exercise control over their exposure.

T · · Mobile ·

Milpitas Development Plans

T · · ·Mobile·

Legends

Green Circles – Existing Sites

Red Circles – Planned Sites

Green Coverage – Good Signal levels

Yellow Coverage – Fair Signal Levels

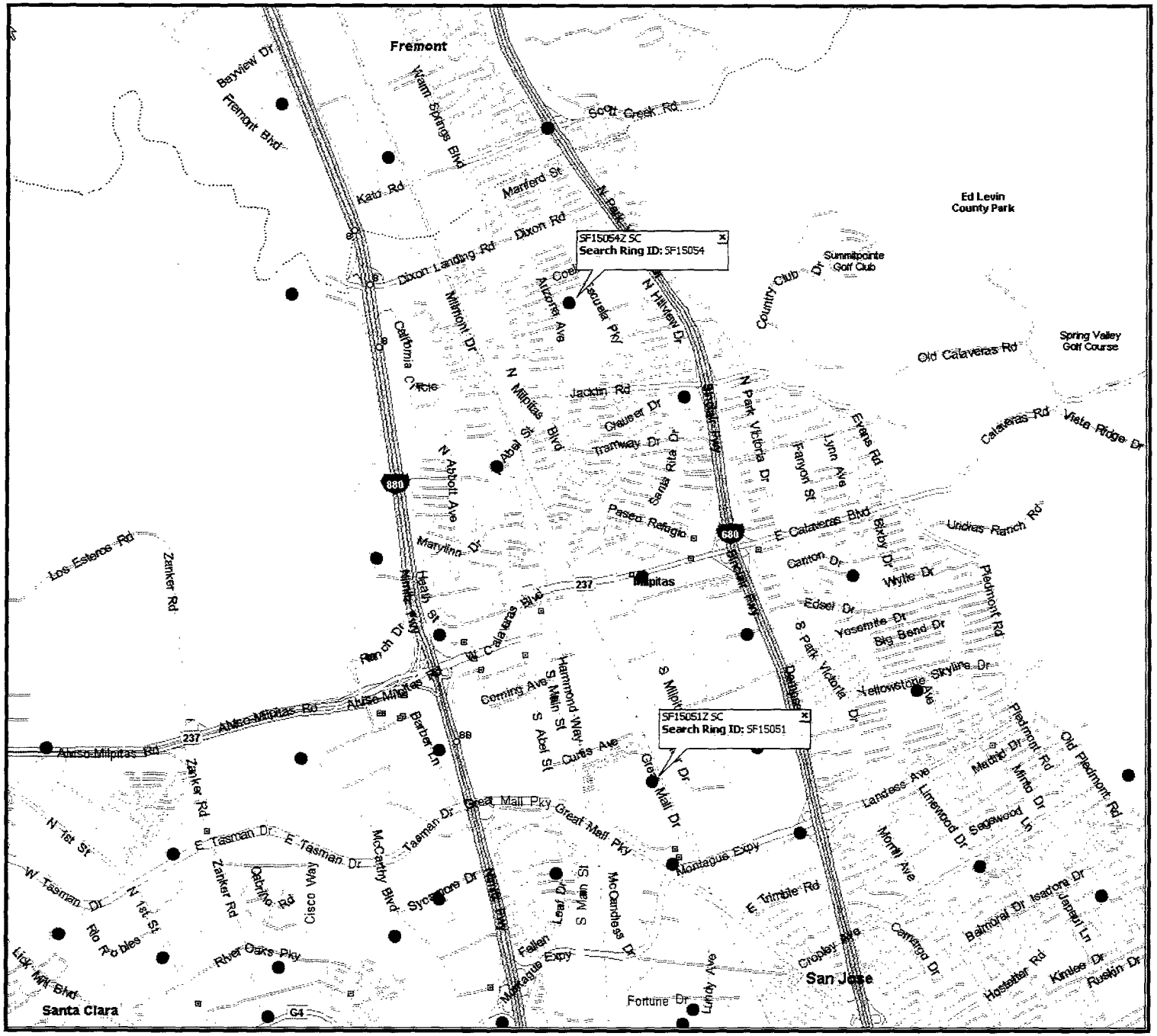
Gray Coverage – Unreliable Signal Levels

Current Build

T · ·Mobile·

Planned Sites over the next 3 years

T · · Mobile · ·



Current Coverage

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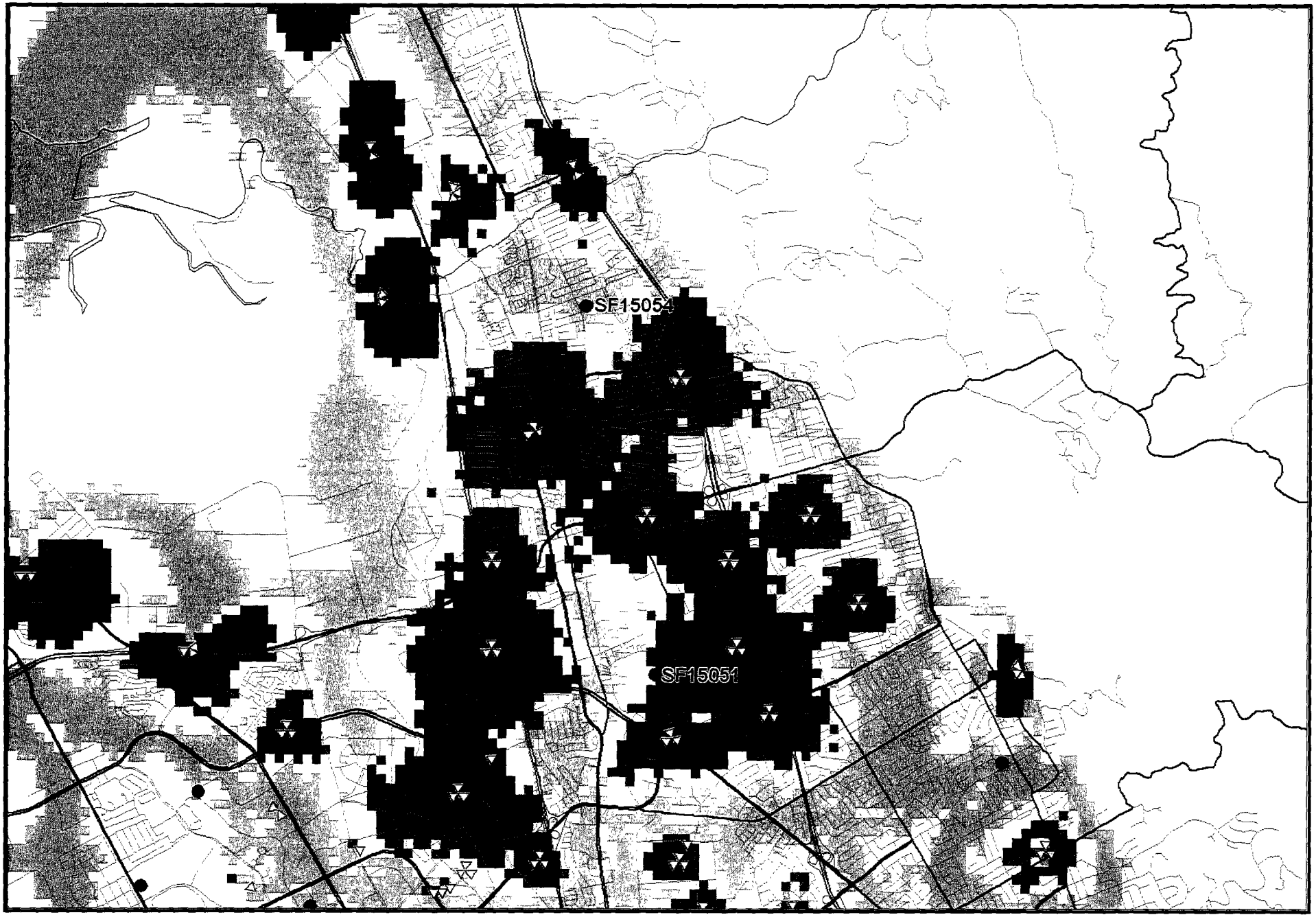
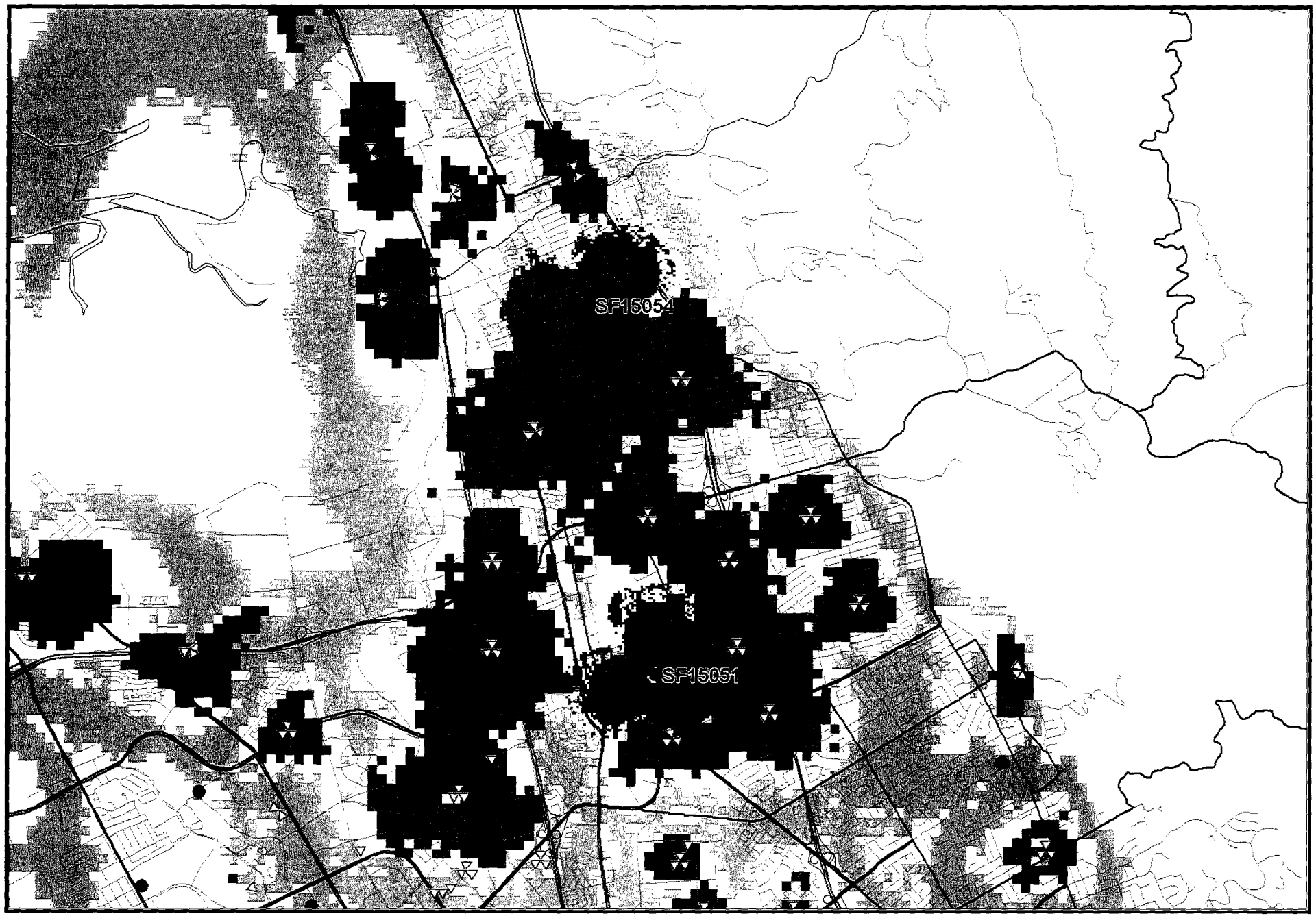


Coverage with SF15051 and SF15054 T··Mobile·




Mobile
Get more fr

#1

OMNIPOINT

DBA T-Mobile

1855 GATEWAY BLVD 9TH FLOOR
CONCORD, CA. 94520

SF-15051

GREAT MALL

PROJECT TEAM

ARCHITECT:

CONSULTANT'S NAME	MSA ARCHITECTURE AND
ADDRESS	PLANNING, INC.
CITY, STATE, ZIP	208 UTAH STREET, SUITE 310
CONTACT:	SAN FRANCISCO, CA 94103
PHONE:	ROBERT ZEHM
	(415) 503-1363

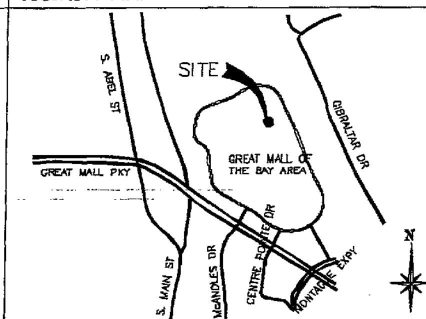
UTILITIES-ELECTRICAL:

CONSULTANT'S NAME	PACIFIC GAS AND ELECTRIC
CONTACT:	JEFF SCHICK
PHONE:	(925) 868-5431

UTILITIES-TELEPHONE:

CONSULTANT'S NAME	SBC
CONTACT:	ALISON SHIMIZU
PHONE:	(408) 493-8765

VICINITY MAP



PROJECT SUMMARY

APPLICANT/LESSEE

OMNIPOINT T-MOBILE
1855 GATEWAY BLVD. 9TH FLOOR
CONCORD, CALIFORNIA 94520
TELEPHONE: (925) 329-1689

PROPERTY OWNER:

THE MILLS
447 GREAT MALL DRIVE
MILPITAS, CA 95035
CONTACT: JAMES E. ANDERSON
PHONE: (408) 945-4022

PROPERTY INFORMATION:

SITE NAME: THE GREAT MALL

SITE NUMBER: SF15051

SITE ADDRESS: 447 GREAT MALL DRIVE, MILPITAS, CA 95035

GEODETIC COORDINATES:

NAD 83

LAT. 37.4184
LONG. -121.8974

APPLICANT-CONTACT:

PROJECT MANAGER:

NAME: NATALIE MEDVED
PARSONS ENGINEERING
185 BERRY STREET, SUITE 5300
SAN FRANCISCO, CA 94107
MOBILE: (415) 310-7447

PROJECT PLANNER:

NAME: TORIANA HENDERSON
PARSONS ENGINEERING
185 BERRY STREET, SUITE 5300
SAN FRANCISCO, CA 94107
MOBILE: (415) 672-2314

SITE ACQUISITION

NAME: ANDREW PERZIGIAN
PARSONS ENGINEERING
185 BERRY ST., STE 5300
SAN FRANCISCO, CA 94107
PHONE: (415) 517-8764

A.P.N. 086-24-056

CURRENT ZONING:
C2-GENERAL COMMERCIAL

JURISDICTION: CITY OF MILPITAS

HANDICAP REQUIREMENTS:

FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS AND REQUIREMENTS NOT REQUIRED, IN ACCORDANCE WITH CALIFORNIA STATE ADMINISTRATIVE CODE, PART 2, TITLE 24, SECTION 11058.42, EXCEPTION 1.

SHEET INDEX

APPROVALS

APPROVED BY:	INITIALS:	DATE:
O.P.E. /OPS:		
LEASING:		
RF:		
ZONING:		
CONSTRUCTION:		
POWER/ TELCO:		

DIRECTIONS TO SITE FROM OMNIPOINT

DIRECTIONS:

1. START AT 1855 GATEWAY BLVD. CONCORD – GO < 0.1 MI
2. TURN RIGHTON CLAYTON RD – GO 0.2 MI
3. BEAR RIGHT ONTO CA-242 SOUTH – GO 0.9 MI
4. TAKE THE OAKLAND/SAN JOSE EXIT ONTO I-680 SOUTH – GO 43.7 MI
5. TAKE THE MONTAGUE EXPWY EXIT – GO 1.1 MI
6. TURN RIGHT ON GREAT MALL PKY – GO 0.2 MI
7. TURN RIGHT ON MUSTANG DR – GO < 0.1 MI
8. TURN LEFT ON GREAT MALL DR – GO < 0.1 MI
9. ARRIVE AT 447 GREAT MALL DR, MILPITAS, ON THE RIGHT

PROJECT DESCRIPTION

THIS PROJECT CONSISTS OF THE INSTALLATION AND OPERATION OF ANTENNAS AND ASSOCIATED EQUIPMENT FOR THE OMNIPOINT T-MOBILE TELECOMMUNICATIONS NETWORK.

- THE PROPOSED PROJECT ENTAILS:
- 12' X 16' LEASE AREA WITH (4) BTS CABINETS AT ROOF LEVEL PENTHOUSE.
- INSTALLATION OF (6) PANEL ANTENNAS CONCEALED WITHIN SIGN STRUCTURE.
- COAX CABLE RUNS FROM BTS TO ANTENNAS VIA CABLE TRAY.
- TELEPHONE AND ELECTRICAL SERVICE FROM EXISTING SOURCES.

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUCTED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

1. CALIFORNIA BUILDING CODE CBC-2001
2. CALIFORNIA ADMINISTRATIVE CODE (INCL. TITLES 24 & 25) 2001
3. ANSI/EIA-222-F LIFE SAFETY CODE
4. NFPA-101-1997
5. CALIFORNIA ELECTRICAL CODE CEC-2004
6. CALIFORNIA MECHANICAL CODE CMC-2001
7. CALIFORNIA PLUMBING CODE CPC-2001
8. LOCAL BUILDING CODE(S)
9. CITY AND/OR COUNTY ORDINANCES

ISSUE STATUS

Δ	DATE	DESCRIPTION	REV
–	12/01/05	90% ZONING	A
–	12/14/05	100% ZONING	B

DRAWN BY: AU | CHK'D BY: R. ZEHM

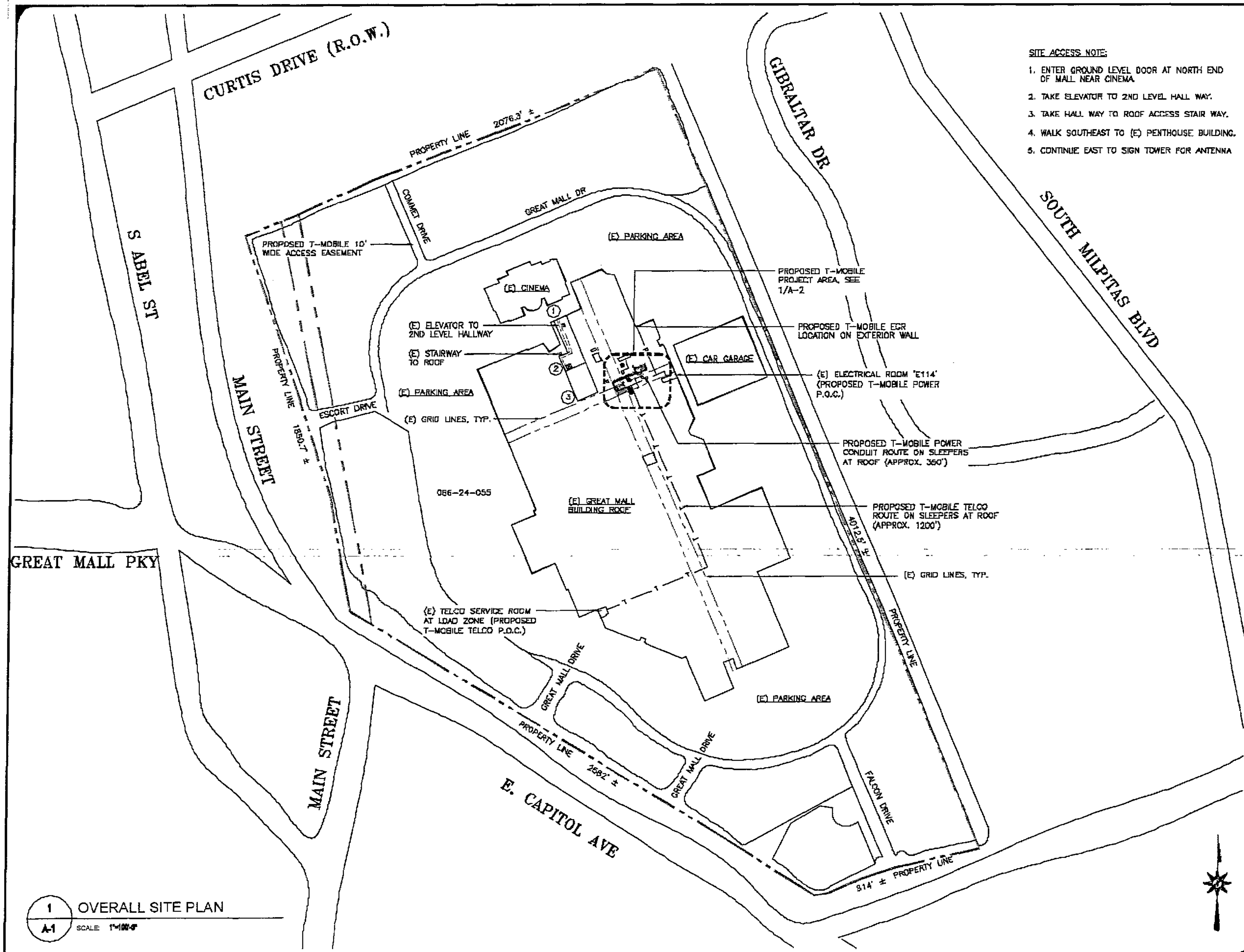
MSA

OMNIPOINT DBA T-Mobile
1855 GATEWAY BLVD 9TH FLOOR
CONCORD, CA. 94520

GREAT MALL
SF 15051
SITE ADDRESS
447 GREAT MALL DRIVE
MILPITAS, CA 95035

SHEET TITLE:
TITLE SHEET

T-1



SITE ACCESS NOTE:

1. ENTER GROUND LEVEL DOOR AT NORTH END OF MALL NEAR CINEMA.
2. TAKE ELEVATOR TO 2ND LEVEL HALL WAY.
3. TAKE HALL WAY TO ROOF ACCESS STAIR WAY.
4. WALK SOUTHEAST TO (E) PENTHOUSE BUILDING.
5. CONTINUE EAST TO SIGN TOWER FOR ANTENNA

1 / A-1 OVERALL SITE PLAN

SCALE: 1"=100'-0"

ISSUE STATUS

△	DATE	DESCRIPTION	REV
–	12/01/05	90% ZONING	A
–	12/14/05	100% ZONING	D

DRAWN BY: AU | CHK'D BY: R. ZEHM

MSA

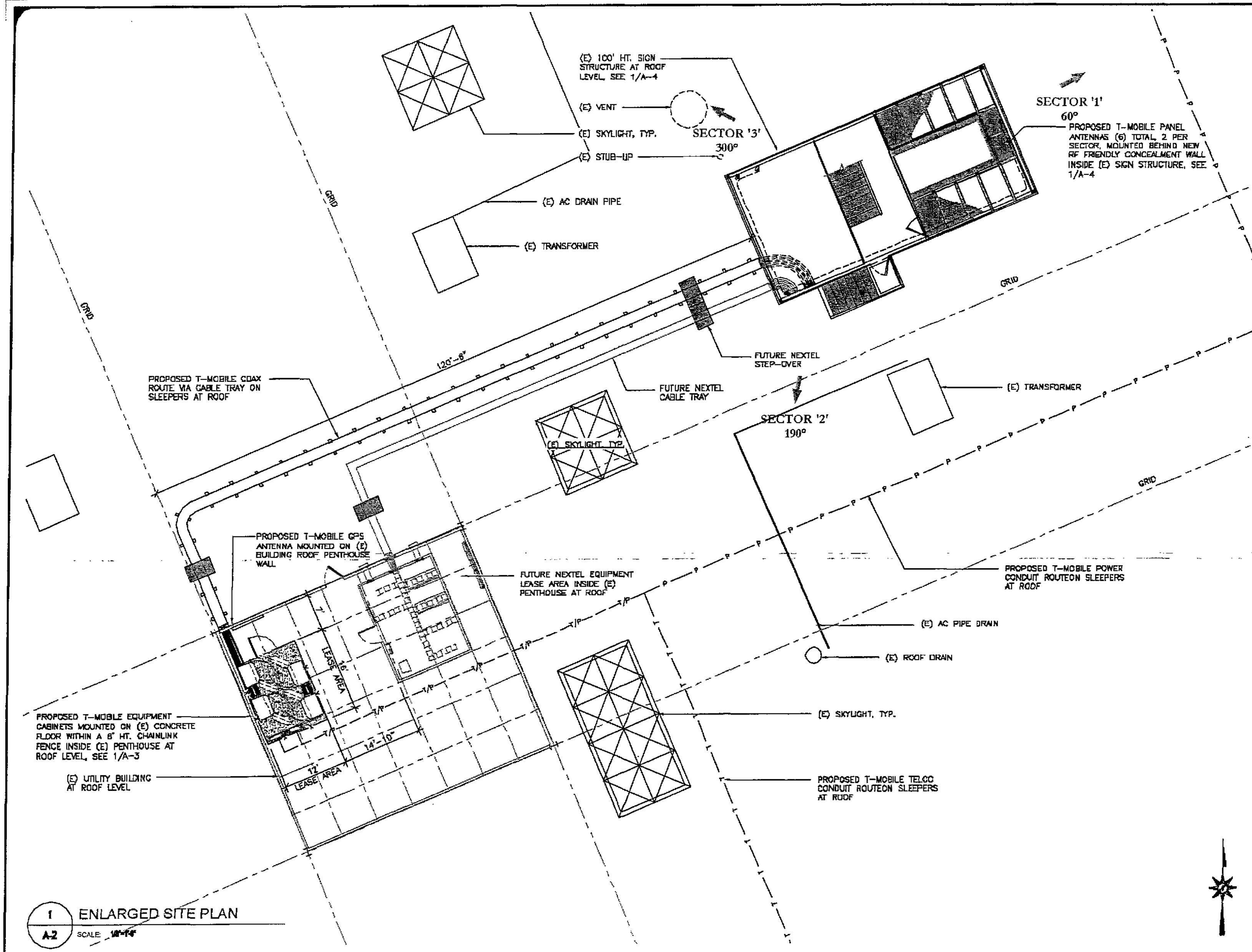
OMNIPOINT T-Mobile

1855 GATEWAY BLVD 9TH FLOOR
CONCORD, CA 94520

GREAT MALL
SF 15051
SITE ADDRESS
447 GREAT MALL DRIVE
MILPITAS, CA 95035

SHEET TITLE:
OVERALL SITE PLAN

A-1



1 ENLARGED SITE PLAN
A-2 SCALE: 1/8"=1'-0"

ISSUE STATUS

△	DATE	DESCRIPTION	REV.
–	12/01/05	90% ZONING	A
–	12/14/05	100% ZONING	B

DRAWN BY: AU CHK'D BY: R. ZEHM

MSA

OMNIPOINT dba T-Mobile
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GREAT MALL
SF 15051
SITE ADDRESS
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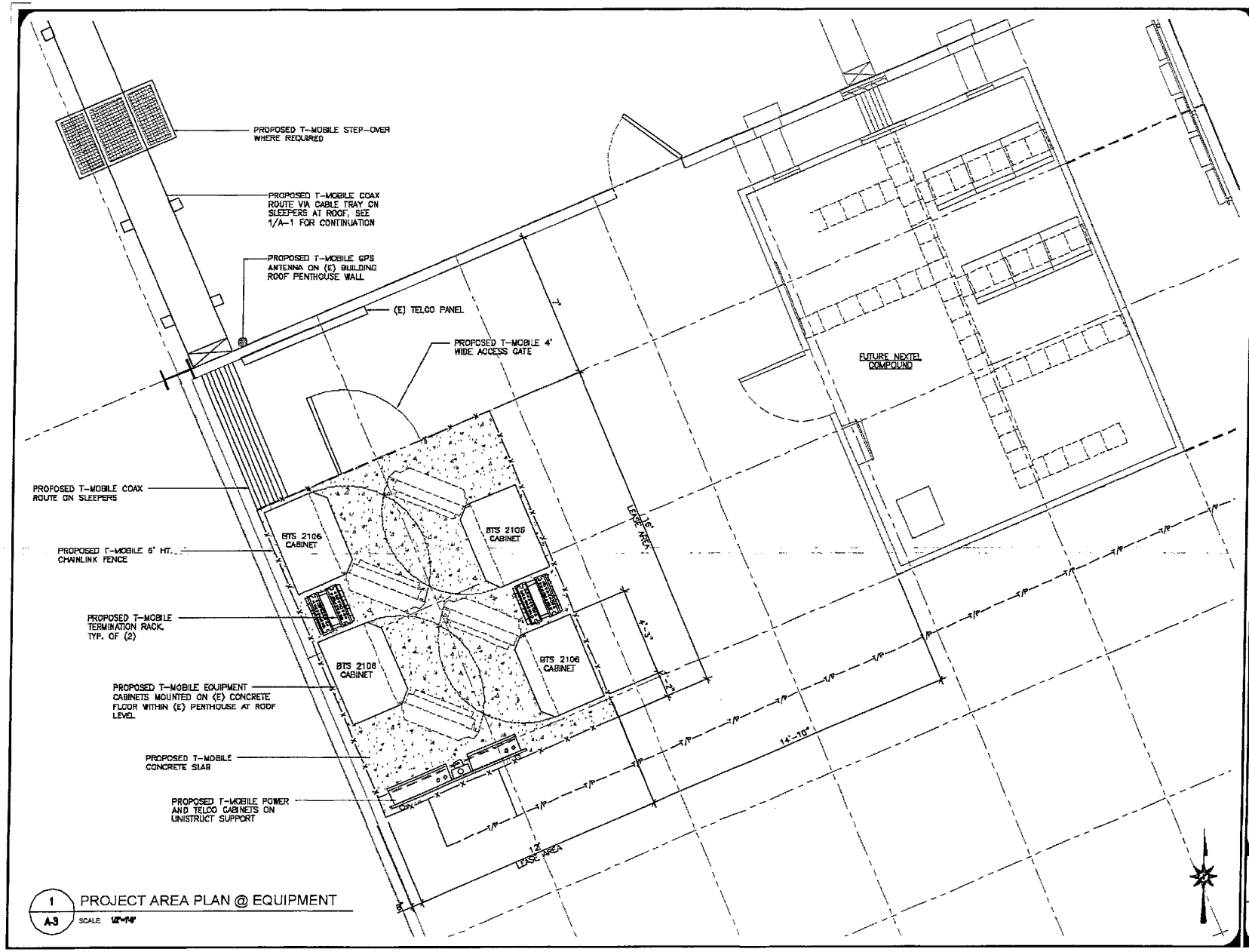
SHEET TITLE:
ENLARGED SITE PLAN

A-2



ISSUE STATUS

△	DATE	DESCRIPTION	REV.
-	12/01/05	80% ZONING	A
-	12/16/05	100% ZONING	B

DRAWN BY: AU CHKD BY: R. ZEHM

M S A

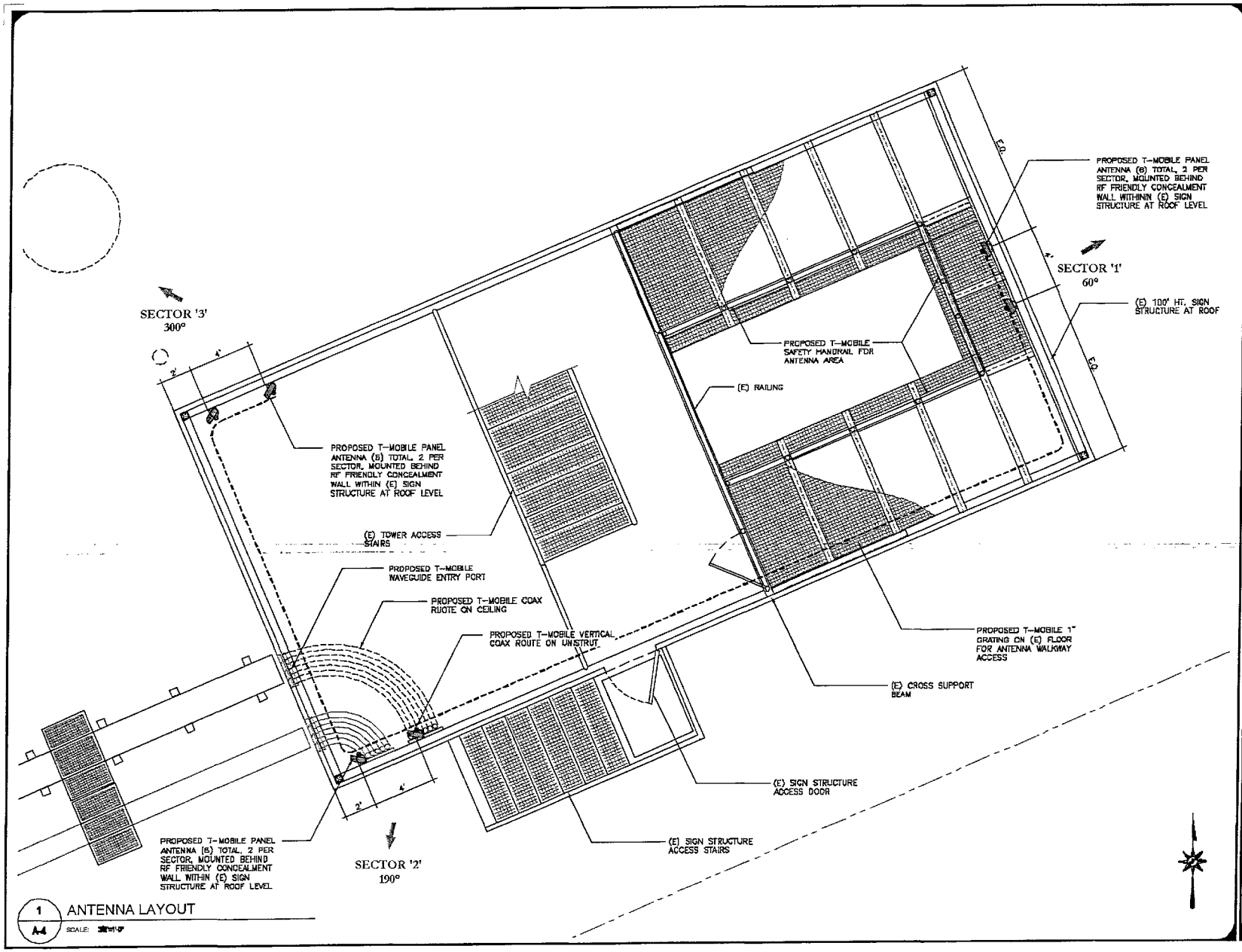
OMNIPOINT T-Mobile

1855 GATEWAY BLVD 9TH FLOOR
CONCORD, CA. 94520

GREAT MALL
SF 15051
SITE ADDRESS
447 GREAT MALL DRIVE
MILPITAS, CA 95035

SHEET TITLE:
PROJECT AREA PLAN AT EQUIPMENT

A-3



1 / A-4 ANTENNA LAYOUT

SCALE: 3/16"=1'-0"

ISSUE STATUS

Δ	DATE	DESCRIPTION	REV.
–	12/01/05	90% ZONING	A
–	12/14/05	100% ZONING	B

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OMNIPOINT

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GREAT MALL
SF 15051
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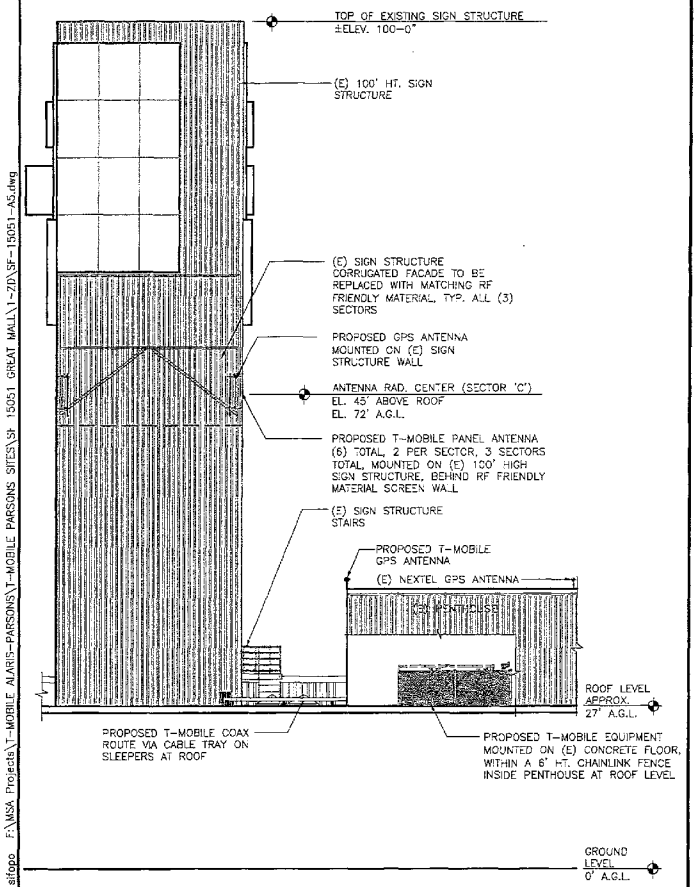
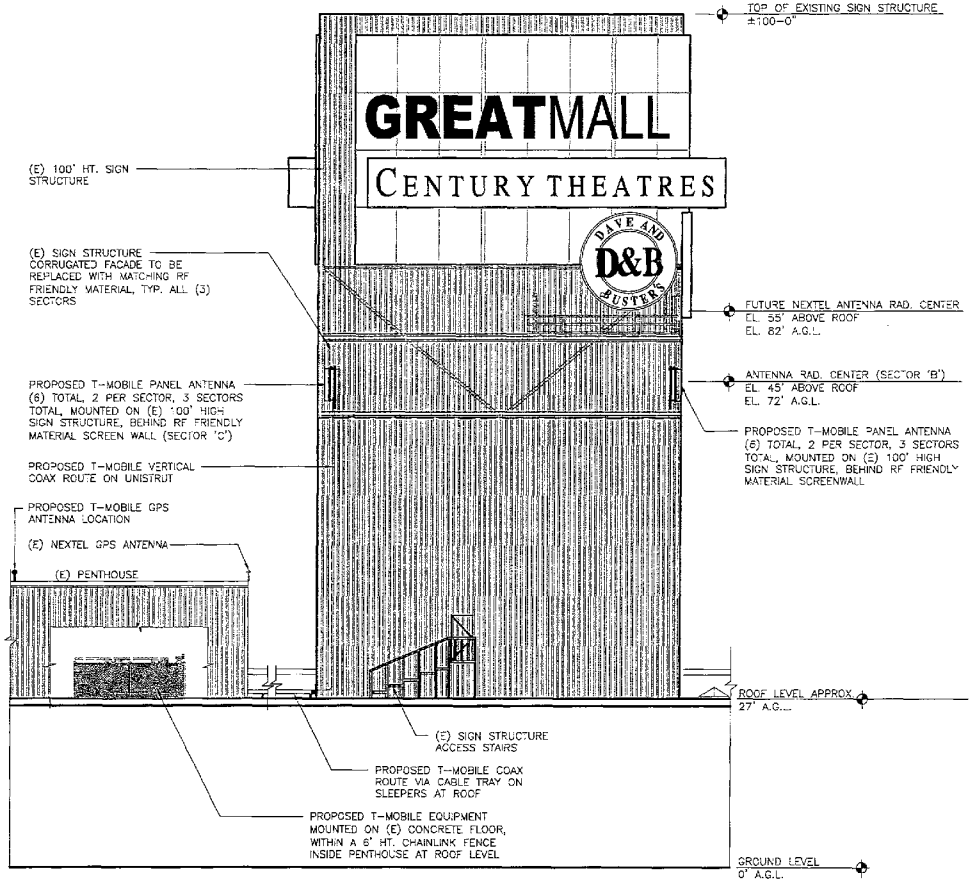
SHEET TITLE:
ANTENNA LAYOUT

A-4



2 / A-5 WEST ELEVATION

SCALE: 1/8"=1'-0"



1 / A-5 SOUTH ELEVATION

SCALE: 1/8"=1'-0"

ISSUE STATUS

△	DATE	DESCRIPTION	REV
-	12/01/05	90% ZONING	A
-	12/14/05	100% ZONING	0
-	02/28/06	100% ZONING REV.	1

DRAWN BY: AU CHK'D BY: R. ZEHM

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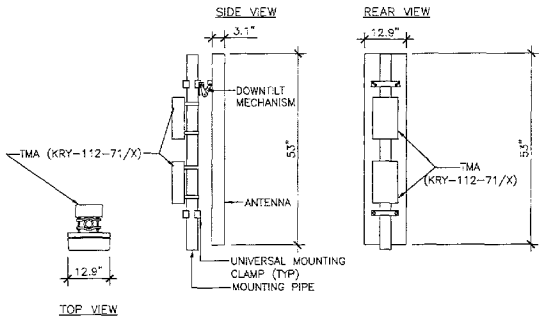
GREAT MALL
SF 15051
SITE ADDRESS
447 GREAT MALL DRIVE
MILPITAS, CA 95035

SHEET TITLE:
ELEVATIONS

A-5

Mar 02, 2006 - 9:07am sifopo F:\MSA Projects\T-MOBILE ALARIS-PARSONS\T-MOBILE PARSONS SITES\SF 15051 GREAT MALL\1-ZD\SF-15051-A5.dwg

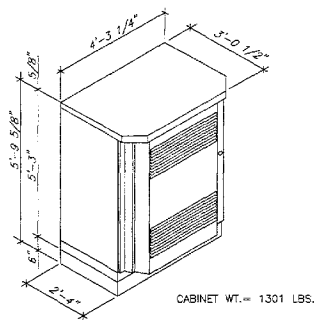


ANDREW
MODEL #RFS APX16PV-16PVL
SECTORS A, B & C

12 TMA'S TOTAL

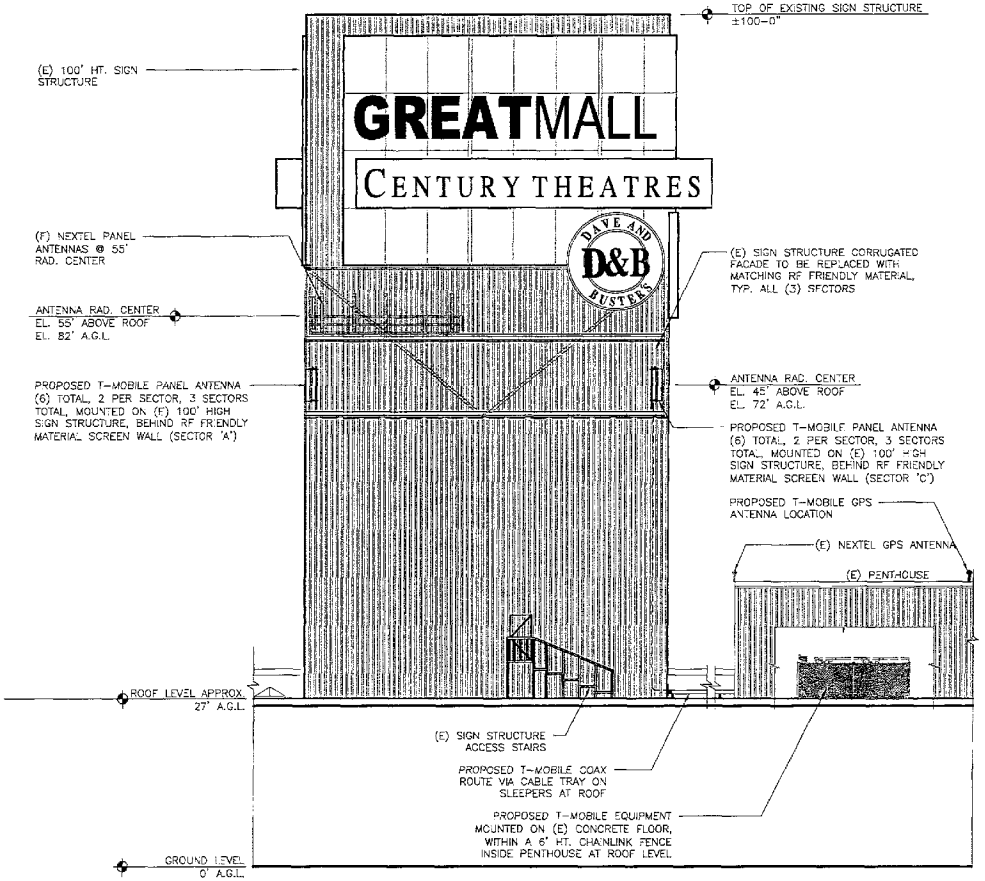
2 TMA'S PER ANTENNA

2 / A-6 ANTENNA DETAILS
SCALE: NTS



CABINET WT.= 1301 LBS.

3 / A-6 EQUIPMENT CABINET DETAIL
SCALE: NTS



1 / A-6 NORTH ELEVATION
SCALE: 1/8"=1'-0"

ISSUE STATUS

△	DATE	DESCRIPTION	REV
–	12/01/05	90% ZONING	A
–	12/14/05	100% ZONING	C
–	02/28/06	100% ZONING REV.	1

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MILPITAS, CA 95035

SHEET TITLE:
ELEVATION

A-6

Mar 02, 2006 - 9:07am sfoop F:\MSA Projects\T-MOBILE ALANIS-PARSONS\T-MOBILE PARSONS SITES\SF 15051 GREAT MALL\T-ZD\SF-15051-A6.dwg